NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 21 2023 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523369 07/21/2023 12:46 PM TOTAL FEES: 25.00 BY: JAS PG #: 2 RECORDED AS PRESENTED STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Parcel No.: 45-11-29-326-006.000-035

PROPER TITLE, LLC

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Rosina Dobrijevic ("Grantor"), of Lake County, Indiana, CONVEYS AND WARRANTS to Michael Akinola ("Grantee"), for the sum of Ten Dollars (\$10,00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

LOT 19, IN LOUIS ESTATES SUBDIVISION, AN ADDITION TO THE TOWN OF ST. JOHN, AS SHOWN IN PLAT BOOK 65 PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY. INDIANA.

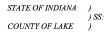
Commonly known as: 8926 Ditola Court, Saint John, IN 46373

Subject to the following: (a) any and all easements, covenants, restrictions, conditions, rights-of-way, legal highways and other matters of record; (b) zoning ordinances and other governmental restrictions affecting the use of the real estate; and (c) current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and (d) any and all matters that would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this \(\frac{13+11}{2} \) day of July, 2023.

Rosina Dobrijevic

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Before me, a Notary Public, this 12+1 day of July, 2023, personally appeared Rosina Dobrijevic, who acknowledged the execution of the foregoing instrument as her free and voluntary act.

NOTARY PUBLIC STATE OF INDIANA
SEAL
KAREN CRAIG
COMMISSION NUMBER 659346
MY COMMISSION EXPIRES NOVEMBER 04, 2030

Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Laura L. Rybicki, Attorney No.: 21389-45 LAURA L. RYBICKI, Ltc 9495 Keilman, Suite 2B, St. John, Indiana 46373 Telephone: (219) 365-7766

Grantee's Address and Mail Tax Statements To: Michael Akinola + 8. *C 3936 Vitola Ct.

51 John, IN 46373

I affirm, under the penalties for perjury, that I have, taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Laura L. Rybicki